

Mobile: 07825 420634
Email: emy.circuit@wokingham.gov.uk
Date: 12 August 2024
My ref: EXC/192928
File ref: Z:\Development Delivery\South Wokingham\SWDR\192928 SWDR central section\Conditions\00 tracking and discharge\2024_08_12 Decision letter conditions of planning permisison 192928.docx



WOKINGHAM
BOROUGH COUNCIL

Guoda Vaitkeviciute
Lanpro
8 Devonshire Square
London
EC2M 4YJ

Development Delivery
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Minicom No: (0118) 974 6991

By email only guoda.vaitkeviciute@lanproservices.co.uk

Dear Guoda,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS

LAND SOUTH OF WOKINGHAM, EAST OF FINCHAMPSTEAD ROAD AND WEST OF WATERLOO ROAD, WOKINGHAM

PLANNING PERMISSION 192928 (CONSTRUCTION OF THE SOUTH WOKINGHAM DISTRIBUTOR ROAD (SWDR) BETWEEN FINCHAMPSTEAD ROAD AND WATERLOO ROAD, INCLUDING A LINK TO HEATHLANDS ROAD, TOGETHER WITH ASSOCIATED WORKS)

CONDITIONS REFERENCES: 213417, 213430, 213441, 213554 , 240376, 240518, 240672 & 241842

Application reference	Conditions
213417	3 (4 & 24 superseded)
213430	10, 12, 16, 17 (13 & 15 superseded)
213441	7, 8, 20, 21, 22, 28 (5, 6, 19 & 23 superseded)
213554	9 (11 superseded)
213995	(14 superseded)
240376	4, 5 (phase 1), 6 (phase 1), 11, 19
240518	24
240672	12 (phase 1), 13 (phase 1), 14, 15, 20, 23, 29
241843	17

Thank you for your application for approval of a revised programme of archaeological work pursuant to condition 17. The revised details are acceptable (and superseded those previously approved). I look forward to receiving a report of investigation, including details of any further archaeological works that may be required, in due course. The council's archaeological advisor commented that the revised approach (trial trenching rather than the previously suggested strip/map method) may lead to further works – should any features be identified – which may have implications for your programming.

Below is a summary of the current position. Sufficient details to allow phase 1 to commence were approved in April 2024 and phase 1 has now taken place, but further submissions will be required before any subsequent phases begin.

- Acceptable details have been submitted in relation to conditions 3 (definition of enabling works), 9 (AIA), 10 (removal of vegetation), 21 (connections to the drainage system) and 22 (exceedance routes). Work should be carried out in accordance with the approved details;
- The details submitted in relation to conditions 4 (phasing), 5 (levels), 6 (detailed design), 11 (AMS for phase 1), 12 (Landscaping for phase1), 13 (LEMP for phase 1), 14 (ES Addendum), 15 (BNG), 19 (SuDS Strategy), 20 (SuDS for phase 1), 23 (drainage maintenance for phase 1) 24 (CEMP) and 29 (ESP) are sufficient to allow phase 1 to commence but further details will need to be submitted and approved before commencement of any subsequent phases;
- The revised details to comply with condition 17 (archaeological WSI) are also acceptable. Works should be carried out in accordance with the approved details and I look forward to receiving the report of investigation in due course;
- Revised or additional details are required in relation to conditions 7 (road bridge design), 8 (road & footbridge materials) and 16 (lighting);
- Condition 27 (off-site junctions) requires delivery of three junctions, in accordance with details that have first been submitted and approved and triggers established under condition 4; and
- Condition 28 (closure of Easthampstead Road) does not require submission and approval of details.

This provides a brief overview of the current position and I refer you to the schedule for more detailed comments on each condition. If you have any queries, please contact the case officer, Emy Circuit.

Yours sincerely,



Connor Corrigan
Service Manager, Planning & Delivery, Place & Growth

Enclosure: schedule of conditions

Condition of 192928	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 1		N/A	N/A	no submission required	Three years to commence:	N/A
Condition 2		N/A	N/A	no submission required	Approved drawings:	N/A
Condition 3	Letter dated 15 March 2022 regarding condition 3 (definition of enabling works)	23/03/2022	213417	before commencement	Definition of enabling works: the condition requires the extent of any enabling works to be approved to ensure that there is no conflict with the requirements of conditions 5 (levels), 6 (detailed design), 12 (landscaping), 13 (Landscape and Ecological Management Plan) & 15 (Biodiversity Net Gain). Your letter advises that the delivery timetable has changed and you no longer wish to carry out any enabling works in advance of details pursuant to these conditions being approved. This is acceptable. However, should circumstances change a revised submission setting out the extent of any works proposed before approval of the relevant conditions details must be submitted and approved before commencement of any enabling works.	14/12/2022
Condition 4	2024_0311 applicant response to queries regarding conditions 4 5 & 6	11/03/2024	240376	before commencement	Phasing: the details are sufficient to allow phase 1 to commence and supersede those submitted under application 213417. Further details will be required before commencement of subsequent phases.	11/04/2024 (phase 1 only)
	WMHP-TG-SRWG1-DR-HI-0181-P02 SRWG1 Construction Phasing Plan Phase 1 WMHP-TG-SRWG1-DR-HI-0182-P01 SRWG1 Construction Phasing Plan Phase 2	15/03/2024				
Condition 5	WMHP-TG-SRWG1-DR-HI-9212-P02 Highways Planning Chainage Plan Sheet 2 of 5 WMHP-TG-SRWG1-DR-HI-9213-P02 Highways Planning Chainage Plan Sheet 3 of 5 WMHP-TG-SRWG1-DR-HI-9214-P02 Highways Planning Chainage Plan Sheet 4 of 5 WMHP-TG-SRWG1-DR-HI-9215-P02 Highways Planning Chainage Plan Sheet 5 of 5 WMHP-TG-SRWG1-DR-HI-9221-P02 Highways Planning Longitudinal Sections Sheet 1 of 3 WMHP-TG-SRWG1-DR-HI-9222-P02 Highways Planning Longitudinal Sections Sheet 2 of 3 WMHP-TG-SRWG1-DR-HI-9223-P02 Highways Planning Longitudinal Sections Sheet 3 of 3	19/02/2024	240376	before commencement other than enabling works	Levels: these details supersede those submitted under application 213441 and are acceptable for phase 1.	11/04/2024 (phase 1 only)
	WMHP-TG-SRWG1-DR-HI-0183-P03 SRWG1 Construction Phasing Plan Phase 1 Proposed Levels Sheet 1 WMHP-TG-SRWG1-DR-HI-9211-P03 Highways Planning Chainage Plan Sheet 1 of 5	15/03/2024				
Condition 6	Design Input Statement WMHP-TG-SRWG1-RP-HI-0001-P03 WMHP-TG-SRWG1-DR-HI-9212-P02 Highways Planning Chainage Plan Sheet 2 of 5 WMHP-TG-SRWG1-DR-HI-9213-P02 Highways Planning Chainage Plan Sheet 3 of 5 WMHP-TG-SRWG1-DR-HI-9214-P02 Highways Planning Chainage Plan Sheet 4 of 5 WMHP-TG-SRWG1-DR-HI-9215-P02 Highways Planning Chainage Plan Sheet 5 of 5 WMHP-TG-SRWG1-DR-HI-9221-P02 Highways Planning Longitudinal Sections Sheet 1 of 3 WMHP-TG-SRWG1-DR-HI-9222-P02 Highways Planning Longitudinal Sections Sheet 2 of 3 WMHP-TG-SRWG1-DR-HI-9223-P02 Highways Planning Longitudinal Sections Sheet 3 of 3	19/02/2024	240376	before commencement other than enabling works	Detailed design: the details supersede those submitted under application 213441 and are acceptable for phase 1.	11/04/2024 (phase 1 only)
	WMHP-TG-SRWG1-DR-HI-0183-P03 SRWG1 Construction Phasing Plan Phase 1 Proposed Levels Sheet 1	15/03/2024				

Condition of 192928	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	WMHP-TG-SRWG1-DR-HI-9211-P03 Highways Planning Chainage Plan Sheet 1 of 5					
Condition 7	WMHP-TG-SRWG1-DR-SE-4502 P02 SWDR Spine Road Bridge Crossing Emm Brook General Arrangement Planning Drawing Plan WMHP-TG-SRWG1-DR-SE-4503 P02 SWDR Spine Road Bridge Crossing Emm Brook General Arrangement Planning Drawing Sections WMHP-TG-SRWG1-DR-SE-4504 P02 SWDR Spine Road Bridge Crossing Emm Brook General Arrangement Planning Drawing Visualisations Sheet 1 WMHP-TG-SRWG1-DR-SE-4505 P02 SWDR Spine Road Bridge Crossing Emm Brook General Arrangement Planning Drawing Visualisations Sheet 2 WMHP-TG-SRWG1-DR-SE-4506 P02 SWDR Spine Road Bridge Crossing Emm Brook General Arrangement Planning Drawing Visualisations Sheet 3 WMHP-TG-SRWG1-DR-SE-4507 P02 SWDR Spine Road Bridge Crossing Emm Brook General Arrangement Planning Drawing Visualisations Sheet 4	16/03/2022	213441	before construction of the bridge commences	Detailed design of the road-bridge over the Emm Brook (see informative 4): revisions are required to address the points in the LPA's email of 25 May 2022, the first email in the chain "2022_05_31 informal feedback on condition 12 (landscaping)" attached to my letter of 14 December 2022.	
	WMHP-TG-SRWG1-DR-SE-4102-P02 - Bridge Crossing Emm Brook Structure Reference 3090 General Arrangement Sheet 1 WMHP-TG-SRWG1-DR-SE-4103-P03 - Bridge Crossing Emm Brook Structure Reference 3090 General Arrangement Sheet 2	08/04/2022				
Condition 8	Drawings as for condition 7		213441	before construction of the bridge commences	Materials for the Emm Brook road bridge: revisions are required to address the issues in the LPA's email of 25 May 2022, the first email in the chain "2022_05_31 informal feedback on condition 12 (landscaping)" attached to my letter of 14 December 2022.	
	Reckli concrete surface protection details	11/05/2022				
	WMHP-TG-SRWG1-DR-SE-4502 P02 SWDR Spine Road Bridge Crossing Emm Brook General Arrangement Planning Drawing Plan WMHP-TG-SRWG1-DR-SE-4503 P02 SWDR Spine Road Bridge Crossing Emm Brook General Arrangement Planning Drawing Sections WMHP-TG-SRWG1-DR-SE-4504 P02 SWDR Spine Road Bridge Crossing Emm Brook General Arrangement Planning Drawing Visualisations Sheet 1 WMHP-TG-SRWG1-DR-SE-4506 P02 SWDR Spine Road Bridge Crossing Emm Brook General Arrangement Planning Drawing Visualisations Sheet 3"	08/04/2022			Materials for the Emm Brook footbridge: There is no objection to the submitted details but addition detail of robust, not-slip strips, to be attached to the surfaces is required.	
Condition 9	WMHP-TG-SRWG1-RP-LS-0003_P03 - Arboricultural Impact Assessment March 2022	08/04/2022	213554	Before commencement of phase	Updated AIA (unless details pursuant to condition 6.s. confirms it is not required): approved.	14/12/2022
Condition 10	WMHP-TG-SRWG1-DR-HI-0201 P03 Highways Site Clearance Plan Layout Sheet 1 WMHP-TG-SRWG1-DR-HI-0202 P03 Highways Site Clearance Plan Layout Sheet 2 WMHP-TG-SRWG1-DR-HI-0203 P03 Highways Site Clearance Plan Layout Sheet 3 WMHP-TG-SRWG1-DR-HI-0204 P03 Highways Site Clearance Plan Layout Sheet 4 WMHP-TG-SRWG1-DR-HI-0205 P03 Highways Site Clearance Plan Layout Sheet 5 WMHP-TG-SRWG1-DR-HI-0206 P03 Highways Site Clearance Plan Layout Sheet 6 WMHP-TG-SRWG1-DR-HI-0209 P02 Highways Site Clearance Plan Layout Sheet 9	14/10/2021	213430	no submission required	No removal of retained vegetation without consent: the trees shown to be retained are consistent with those trees shown to be retained and protected on the Tree Protection Plans provided as part of the Arboricultural Impact Assessment, prepared by Tracy Clarke Tree Consultancy Ltd (WMHPTG-SRWG1-RP-LS-0003-P03) dated March 2022 under condition 11 and are acceptable.	14/12/2022
	WMHP-TG-SRWG1-DR-HI-0207-P05 - Highways Site Clearance Plan Layout Sheet 7	08/04/2022				

Condition of 192928	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	WMHP-TG-SRWG1-DR-HI-0208-P05 - Highways Site Clearance Plan Layout Sheet 8					
Condition 11	Arboricultural Method Statement SWDR (Commencement Phase) January 2024	19/02/2024	240376	before commencement in phase	Arboricultural Method Statement & Scheme of Works: these details superseded the details submitted under 213554 and are approved for phase 1.	11/04/2024 (phase 1 only)
	4977-LAN-ZZ-XX-DR-Y-102-P01 Tree Protection Plan	14/03/2024			For subsequent phases, revisions are required to address the points in the LPA’s emails of 25 & 31 May 2022 “2022_05_31 informal feedback on condition 12 (landscaping)” attached to my letter of 14 December 2022.	
Condition 12	WMHP-TG-SRWG1-DR-LS-3011 P01 Highways Planting Schedule	14/10/2021	213430	before commencement in phase other than enabling works	Landscaping (with specific requirements listed; see informative 5 for 12f) (tree pits): your letter of 15 March 2024 explains that due to the extent, scope and location of the phase 1 commencement works, no landscaping is proposed in phase 1, which is accepted and accordingly the details submitted under application under application 240672 are approved (see below).	
	WMHP-TG-SRWG1-DR-LS-3027 P01 Ecological Enhancements Sections Sheet 7					
	WMHP-TG-SRWG1-SK-HI-0166 P01 Consideration for Future Public Right of Way along the Emm Brook corridor					
	WMHP-TG-SRWG1-RP-HI-0507 P01 Detention Basin – Amenity Design (submitted under condition 6 with details of SuDS design)	26/10/2022				
	DAE Montseny Seat specification	16/03/2022				
	WMHP-TG-SRWG1-DR-HI-0301 P04 Highways Fencing Plan Layout Sheet 1	08/04/2022				
	WMHP-TG-SRWG1-DR-HI-0302 P04 Highways Fencing Plan Layout Sheet 2					
	WMHP-TG-SRWG1-DR-HI-0303 P04 Highways Fencing Plan Layout Sheet 3					
	WMHP-TG-SRWG1-DR-HI-0304 P04 Highways Fencing Plan Layout Sheet 4					
	WMHP-TG-SRWG1-DR-HI-0305 P04 Highways Fencing Plan Layout Sheet 5					
	WMHP-TG-SRWG1-DR-HI-0306 P04 Highways Fencing Plan Layout Sheet 6					
	WMHP-TG-SRWG1-DR-HI-0307 P04 Highways Fencing Plan Layout Sheet 7					
	WMHP-TG-SRWG1-DR-HI-0308 P06 Highways Fencing Plan Layout Sheet 8					
	WMHP-TG-SRWG1-DR-HI-0309 P04 Highways Fencing Plan Layout Sheet 9					
	WMHP-TG-SRWG1-DR-HI-0321-P03 - Highways Fencing Details					
	WMHP-TG-SRWG1-DR-HI-0322-P01 - Highways Fencing Details					
	WMHP-TG-SRWG1-DR-LS-3001-P04 - Highways Soft Landscaping Planting Plan Sheet 1					
	WMHP-TG-SRWG1-DR-LS-3002-P04 - Highways Soft Landscaping Planting Plan Sheet 2					
	WMHP-TG-SRWG1-DR-LS-3003-P04 - Highways Soft Landscaping Planting Plan Sheet 3					
	WMHP-TG-SRWG1-DR-LS-3004-P04 - Highways Soft Landscaping Planting Plan Sheet 4					
	WMHP-TG-SRWG1-DR-LS-3005-P04 - Highways Soft Landscaping Planting Plan Sheet 5					
	WMHP-TG-SRWG1-DR-LS-3006-P04 - Highways Soft Landscaping Planting Plan Sheet 6					
	WMHP-TG-SRWG1-DR-LS-3007-P04 - Highways Soft Landscaping Planting Plan Sheet 7					
	WMHP-TG-SRWG1-DR-LS-3008-P03 - Highways Soft Landscaping Planting Plan Sheet 8					
	WMHP-TG-SRWG1-DR-LS-3009-P03 - Highways Soft Landscaping Planting Plan Sheet 9					
	WMHP-TG-SRWG1-DR-LS-3010-P04 - Highways Tree Pit Construction Details					
	WMHP-TG-SRWG1-DR-LS-3011-P02 Highways Construction Details (NB shows tree pit details)					
	WMHP-TG-SRWG1-DR-LS-3021-P02 - Highways Riverbank Ecological Enhancements Location Plan Sheet 1					

Condition of 192928	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	WMHP-TG-SRWG1-DR-LS-3022-P02 - Highways Riverbank Ecological Enhancements Detailed Location Plan 1 Sheet 2	08/08/2022	240672			
	WMHP-TG-SRWG1-DR-LS-3023-P02 - Highways Riverbank Ecological Enhancements Detailed Location Plan 2 Sheet 3					
	WMHP-TG-SRWG1-DR-LS-3024-P02 - Highways Riverbank Ecological Enhancements Sections Sheet 4					
	WMHP-TG-SRWG1-DR-LS-3025-P02 - Highways Riverbank Ecological Enhancements Sections Sheet 5					
	WMHP-TG-SRWG1-DR-LS-3026-P02 - Highways Riverbank Ecological Enhancements Sections Sheet 6					
	WMHP-TG-SRWG1-DR-LS-3031_P03 - Highways Tree Impact Plan Sheet 1					
	WMHP-TG-SRWG1-DR-LS-3032_P03 - Highways Tree Impact Plan Sheet 2					
	WMHP-TG-SRWG1-DR-LS-3033_P03 - Highways Tree Impact Plan Sheet 3					
	WMHP-TG-SRWG1-DR-LS-3034_P03 - Highways Tree Impact Plan Sheet 4					
	WMHP-TG-SRWG1-DR-LS-3041_P03 - Highways Tree Protection Plan Sheet 1					
	WMHP-TG-SRWG1-DR-LS-3042_P03 - Highways Tree Protection Plan Sheet 2					
	WMHP-TG-SRWG1-DR-LS-3043_P03 - Highways Tree Protection Plan Sheet 3					
	WMHP-TG-SRWG1-DR-LS-3044_P03 - Highways Tree Protection Plan Sheet 4					
	WMHP-TG-SRWG1-SP-LS-3001-P07 Written Landscape Specification April 2022					
	Habitat Matters - Sign	08/08/2022				
	Letter dated 15 March 2024, explaining that no landscaping is proposed within phase 1.	28/03/2024	240672		Landscaping for phase 1: approved.	11/04/2024 (phase 1 only)
Condition 13	Letter dated 15 March 2024 explaining that no landscaping or maintenance works are proposed within phase 1.	28/03/2024	240672	Before commencement of phase	Landscape and Ecological Management Plan: these details supersede the details submitted under 213554 and are approved for phase 1. For subsequent phases revisions are required to address the points in the LPA’s email of 25 May 2022, the earlier email in the chain“2022_05_31 informal feedback on condition 12 (landscaping)” attached to my letter of 14 December 2022.	11/04/2024 (phase 1 only)
Condition 14	Letter dated 15 March 2024 explaining that temporary haul roads or other enabling works required to facilitate phase 1.	28/03/2024	240672	before commencement	Assessment of construction impacts/ES Addendum for temporary haul roads, compounds & related enabling works (see informative 8): these details superseded the details submitted under 213554. Your letter of 15 March 2024 explains that due to the extent, scope and location of the phase 1 commencement works, no temporary haul roads or compounds are proposed, which is accepted for phase 1. For subsequent phases a fresh submission will be required addressing the points in the LPA’s email of 25 May 2022, the earlier email in the chain“2022_05_31 informal feedback on condition 12 (landscaping)” attached to my letter of 14 December 2022.	11/04/2024 (phase 1 only)
Condition 15	Letter dated 15 March 2024 explaining that, following discussion with the council’s ecologist, no submission is proposed for phase 1.	28/03/2024	240672	before commencement other than enabling works	Biodiversity Net Gain (updated calculator and any off-site off-set scheme: these details superseded the details submitted under 213430. The ecologist has confirmed that phase 1 can commence with prejudicing or preventing conditions 13 and 15 from being discharged fully in due course and therefore the details sufficient for phase 1. For subsequent phases revisions are required to address the points in the LPA’s email of 25 May 2022, the earlier email in the chain“2022_05_31 informal feedback on condition 12 (landscaping)” attached to my letter of 14 December 2022.	11/04/2024 (phase 1 only)

Condition of 192928	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
Condition 16	WMHP-TG-SRWG1-DR-LI-1301 P03 Highways Lighting Plan Layout Sheet 1 WMHP-TG-SRWG1-DR-LI-1302 P03 Highways Lighting Plan Layout Sheet 2 WMHP-TG-SRWG1-DR-LI-1303 P03 Highways Lighting Plan Layout Sheet 3 WMHP-TG-SRWG1-DR-LI-1304 P03 Highways Lighting Plan Layout Sheet 4 WMHP-TG-SRWG1-DR-LI-1305 P03 Highways Lighting Plan Layout Sheet 5 WMHP-TG-SRWG1-DR-LI-1306 P03 Highways Lighting Plan Layout Sheet 6 WMHP-TG-SRWG1-DR-LI-1307 P03 Highways Lighting Plan Layout Sheet 7 WMHP-TG-SRWG1-DR-LI-1308 P02 Highways Lighting Plan Layout Sheet 8 WMHP-TG-SRWG1-DR-LI-1321 P02 Highways Lighting Details Specification Appendices WHMP-TG-SRWG1-SP-LI-1301 P02 Road Lighting Technical Note WMHP-TG-SRWG1-RP-HI-1301 P01	14/10/2021	213430	Implementation before any section of road comes into use	Lighting (balancing safety, ecology and amenity): Note 6 on WMHP-TG-SRWG1-DR-LI-1301 states that columns to be fitted with baffles are identified on a schedule but no schedule has been provided. The ecologist’s recommendation regarding baffles is attached. This information is required but could be appended to the Specification Appendices to avoid the need to update the drawings. (The LPA’s email “2022_05_31 informal feedback on condition 12 (landscaping)” also refers). See condition 12 for revisions to the landscaping required to mitigate the impact of lighting on bat corridors.	
Condition 17	Written Scheme of Investigation for Archaeological Evaluation July 2024 Ref 295080.01	23/07/2024	241843	Before commencement	Archaeology: the revised WSI is acceptable. Works should be carried out in accordance with the approved details including submission of proposals for further investigations – should the approved works indicate that they are necessary – and in due course a report of investigation.	12/08/2024
Condition 18		N/A	N/A	no submission required	FRA implementation in according with phasing pursuant to condition 4:	N/A
Condition 19	Commencement Works Drainage Cover Note WMHP-TG-SRWG1-TN-DD-0511-P02 (Appendix 1 is the Preliminary Hybrid Drainage Design Technical Note WMHP-TG-SRWG1-RP-HI-0504_P0221 August 2020)	19/02/2024	240376	Before commencement	SuDS strategy (informative 11, having regard to the Wokingham SuDS Strategy, 2017): the submitted details are those submitted at the application stage and supersede those submitted under 213441. They are adequate for phase 1 but a more developed strategy will be required for subsequent phases. The details submitted under application 213441 were generally acceptable, subject to revisions to the design of headwalls and some of the culverts, as set out in the LPA’s email “2022_05_31 informal feedback on condition 12 (landscaping)”, appended to my letter of 14 December 2022.	11/04/2024 (phase 1 only)
Condition 20	WMHP-TG-SRWG1-DR-DD-0501 P03 Highways Drainage Plan Layout WMHP-TG-SRWG1-DR-DD-0502 P03 Highways Drainage Plan Layout WMHP-TG-SRWG1-DR-DD-0503 P03 Highways Drainage Plan Layout WMHP-TG-SRWG1-DR-DD-0504 P03 Highways Drainage Plan Layout WMHP-TG-SRWG1-DR-DD-0505 P03 Highways Drainage Plan Layout WMHP-TG-SRWG1-DR-DD-0506 P03 Highways Drainage Plan Layout WMHP-TG-SRWG1-DR-DD-0507 P03 Highways Drainage Plan Layout WMHP-TG-SRWG1-DR-DD-0508 P01 Highways Drainage Plan Layout WMHP-TG-SRWG1-DR-DD-0509 P01 Highways Drainage Plan Layout WMHP-TG-SRWG1-DR-DD-0521 P02 Highways Drainage Details Sheet 1 WMHP-TG-SRWG1-DR-DD-0522 P03 Highways Drainage Details Sheet 2 WMHP-TG-SRWG1-DR-DD-0523 P03 Highways Drainage Details Sheet 3 WMHP-TG-SRWG1-DR-DD-0527 P01 Highways Mammal Tunnels WMHP-TG-SRWG1-DR-DD-0533 P01 Highways Exceedance Flow Routing Plan (also relates to condition 22) WMHP-TG-SRWG1-DR-DD-0534 P01 Culvert Location Plan	26/10/2021	213441	Before commencement of phase	SuDS detailed design (informative 11, having regard to the Wokingham SuDS Strategy, 2017): your email of 3 April 2024 explains that proposed materials are permeable (granular Type 1) and rainwater will therefore infiltrate and no surface water runoff will occur from the Phase 1 Commencement Works. This is acceptable for phase 1 and the details submitted 240672 are approved (see below). For subsequent phases revisions are required to address the points in the LPA’s email of 25 May 2022, the earlier email in the chain “2022_05_31 informal feedback on condition 12 (landscaping)” attached to my letter of 14 December 2022.	

Condition of 192928	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	WMHP-TG-SRWG1-DR-DD-0535 P02 Pipe Culvert A - Upper Emm Brook Tributary Ditch Diversion WMHP-TG-SRWG1-DR-DD-0536 P02 Pipe Culvert B - Upper Emm Brook Tributary Ditch Diversion WMHP-TG-SRWG1-DR-DD-0537 P01 Highways Drainage Design Culvert F WMHP-TG-SRWG1-DR-DD-0538 P01 Highways Drainage Design Culvert H WMHP-TG-SRWG1-DR-DD-0571 P03 Highways Drainage Attenuation Details WMHP-TG-SRWG1-DR-DD-0572 P03 Highways Drainage Attenuation Details WMHP-TG-SRWG1-DR-DD-0574 P01 Preliminary SANG Drainage Culvert F WMHP-TG-SRWG1-DR-DD-0575 P01 Preliminary SANG Drainage Culvert H WMHP-TG-SRWG1-DR-DD-0577 P01 SANG Typical Sections WMHP-TG-SRWG1-DR-DD-0578 P01 Highway Detention Basin Cross Sections WMHP-TG-SRWG1-DR-DD-2500 P03 Thames Water Culvert Bespoke Manhole TWS01 General Arrangement Sheet 1 WMHP-TG-SRWG1-DR-DD-2501 P02 Thames Water Culvert Bespoke Manhole TWS01 General Arrangement Sheet 2 WMHP-TG-SRWG1-DR-SE-0576 P02 SANG Pipe Culvert K WMHP-TG-SRWG1-DR-SE-0581 P03 Culvert N Luckley Brook General Arrangement Sheet 1 WMHP-TG-SRWG1-DR-SE-0582 P03 Culvert N Luckley Brook General Arrangement Sheet 2 WMHP-TG-SRWG1-DR-SE-0584 P01 Culvert N Luckley Brook Sheet Piled Wall WMHP-TG-SRWG1-DR-SE-0585 P02 Culvert N Luckley Brook Sheet Piled Wall Capping Beam RC Details WMHP-TG-SRWG1-DR-SE-0587 P02 Culvert O Luckley Brook General Arrangement Sheet 1 WMHP-TG-SRWG1-DR-SE-0588 P02 Culvert O Luckley Brook General Arrangement Sheet 2 WMHP-TG-SRWG1-DR-SE-0590 P02 SANG Culvert D and E Site Plan WMHP-TG-SRWG1-DR-SE-0591 P03 SANG Culvert D General Arrangement Sheet 1 WMHP-TG-SRWG1-DR-SE-0592 P03 SANG Culvert D General Arrangement Sheet 2 WMHP-TG-SRWG1-DR-SE-0593 P03 SANG Culvert E General Arrangement Sheet 1 WMHP-TG-SRWG1-DR-SE-0594 P03 SANG Culvert E General Arrangement Sheet 2 WMHP-TG-SRWG1-DR-SE-0596P04 Culvert C Site Plan WMHP-TG-SRWG1-DR-SE-0597 P03 Culvert C General Arrangement Sheet 1 WMHP-TG-SRWG1-DR-SE-0598 P03 Culvert C General Arrangement Sheet 2					
	WMHP-TG-SRWG1-SK-HI-0172-P01 Highways coordinated features for roundabout plan layout for information only	16/03/2022				
	Email of 3 April 2024 explaining that proposed materials are permeable (granular Type 1) and rainwater will therefore infiltrate and no surface water runoff will occur from the Phase 1 Commencement Works.	03/04/2024	240672		SuDS for phase 1: approved	11/04/2024 (phase 1 only)
Condition 21	Drawings as for condition 20 plus: Ordinary Watercourse Connection Points Technical Note WMHP-TG-SRWG1-TN-DD-0509 P01 Ordinary Watercourse Consent TG email to WBC	26/10/2021	213441	Before commencement	Connections to the drainage system: approved.	14/12/2022

Condition of 192928	Drawing No/ Document Reference	Received by the LPA	LPA Reference	Stage	Comments	Approval
	Ordinary Watercourse Consent WBC Receipt Thames Water Bespoke Manhole TWS01 Approval in Principle WMHP-TG-SRWG1-RP-SE-2501 P02					
Condition 22	WMHP-TG-SRWG1-DR-DD-0533 P01 Highways Exceedance Flow Routing Plan	26/10/2021	213441	Before commencement	Drainage exceedance routes: approved. NB your covering letter for application 240376 suggests – incorrectly – that there is no requirement to discharge this condition for phase 1. However, acceptable details have already been approved and works within phase 1 should, where relevant be consistent with these.	14/12/2022
Condition 23	Letter dated 15 March 2024 explain that no drainage maintenance will be required for phase 1.	28/03/2024	240672	Before phase is brought into use	Drainage maintenance: the submitted details supersede those submitted under 213441 and are acceptable for phase 1 commencement works. For subsequent phases revisions are required to address the points in the LPA’s email of 25 May 2022, the earlier email in the chain“2022_05_31 informal feedback on condition 12 (landscaping)” attached to my letter of 14 December 2022.	11/04/2024 (phase 1 only)
Condition 24	South Wokingham Distributor Road WMHP_WBC_SRWG1_RP_LO20 (17 April 2024)	18/04/2024	240518	Before commencement	CEMP (see informative 10): these details, which supersede those submitted on 13/10/2121 under application reference 213417 are acceptable for the limited works proposed within phase 1 but further submissions will be required before any other works take place.	25/04/2024
Condition 25		N/A	N/A	no submission required	Hours of work (unless out of hours working requested):	N/A
Condition 26		N/A	N/A	no submission required	Contamination (remediation if contamination is found):	N/A
Condition 27				in accordance with phasing pursuant to condition 4 (completion August/October 2024)	Off-site highway works at i) Finchampstead Road/Molly Millars Lane (the Western Gateway) (see informative 13):	
					Off-site highway works at ii) Barkham Road/Molly Millars Lane:	
					Off-site highway works iii) Old Wokingham Road/Waterloo Road/Peacock Lane:	
Condition 28		26/10/2021	213441	No submission required	Closure of Easthampstead Road south of the SWDR only after turning head and alternative route are available: this condition requires development to take place in a specified order but does not require submission and approval of details. Furthermore, the submitted drawings also relate to other conditions and have been considered in relation to those, so have not been considered further in relation to this condition.	N/A
Condition 29	Your letter of 15 March 2024 explains that, due to the small scale of works being undertaken for the commencement phase, it would not be feasible to provide an Employment and Skills Plan for this phase only.	28/03/2024	240672	Before commencement	ESP: approved for phase 1. Further submissions will be required before subsequent phases commence.	11/04/2024